

MINUTES ~ November 13, 2007

Ponaganset Middle School-Room 150

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:30 PM in the Ponaganset Middle School, Room 150.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Warren Ducharme of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Julie Capobianco of Foster, Mrs. Kelly Hunter of Glocester and Mr. George Jacques of Glocester. Mr. Bill Abt of Foster was absent because he had to work and Mr. Dennis Chretien was absent.

3. Executive Session

Mrs. Hunter moved and Mr. Fogarty seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation. So voted, 6-0. Mr. Laramie asked Superintendent Dr. Mario Cirillo and Attorney Gregory Piccirilli to stay for the executive session.

4. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 7:13 PM.

Mrs. Hunter moved and Mr. Jacques seconded to seal the minutes of the executive session. So voted, 6-0.

Mr. Laramie reported that the committee had convened into executive session under RI General Law 42-46-5 (a) (2) to discuss legal matters. Mr. Laramie reported that he received a certified letter dated November 1, 2007 from the Glocester Town Council informing him that he was removed from the building committee. Mr. Laramie read the letter which is attached as reference 1. Mr. Laramie also reported that the Town Council sent a letter to Strategic Business Solutions informing them that he was no longer involved with the project.

Mr. Laramie asked Mr. Piccirilli to report on the legal aspects of this issue. Mr. Piccirilli reported that Mr. Laramie is still the Chairman of the Building Committee and explained that the Town Council does not have the power to remove members per the charter. Mr. Piccirilli stated that they are working to resolve the matter and to provide assurances to contractors and other parties working with the building committee. Mr. Piccirilli reported that with the authority of the committee he has filed a complaint in Supreme Court against the four town council members who voted for the dismissal of Mr. Laramie. There will be a hearing Thursday morning before Judge Vogel at which Mr. Piccirilli will be seeking a temporary restraining order to keep the project moving and to maintain the integrity of the committee. Mr. Piccirilli reported that the basis of the

complaint that he filed is that the Town Council does not have the authority to remove members and if it did have the authority they would have to do it with cause, there would need to be a notice of the charges and an opportunity to respond to them. Mr. Piccirilli further explained that the complaint was filed by every member of the committee, not just Mr. Laramie. The complaint is intended to protect the integrity of the committee and to allow the members to perform functions of this job without the threat of accusations against them.

Mr. Ducharme moved and Mr. Fogarty seconded that whereas on January 12, 2005 the Foster /Glocester Regional Building Committee did with due and careful consideration, unanimously select Mr. Gregory Laramie to serve and represent the committee as chair and whereas since that selection Mr. Gregory Laramie has represented this committee with distinction and honor executing our wishes and desires, at this time the committee reaffirms that selection with confidence, unanimously. So voted, 5-0-1, with Mr. Laramie abstaining.

Mr. Laramie reported that it is regrettable that the situation has come to this and he hopes the matter will be dispensed with quickly so the committee can focus on the building and renovation project.

5. Appointment of Accounting Firm

Mr. Fogarty reminded the committee that an RFP for accounting services had been advertised and that he, Mr. Laramie and Mr. Tim Alix interviewed the accounting firm of Sansiveri, Kimball and McNamee. The proposal from Sansiveri, Kimball and McNamee was to represent the building committee for 24 months at a fee of \$1,000 per month which came in under the budget provision. Mr. Fogarty reported that the accounting firm will work with the business manager and the former treasurer to get up to speed on the project. Mr. Fogarty also reported that the accountant will attend the monthly meetings. Mr. Fogarty moved and Mrs. Hunter seconded to retain the services of Sansiveri, Kimball and McNamee for a monthly fee of \$1,000 to provide accounting services for the building committee in cooperation with the school district's business office and treasurer. So voted, 6-0.

Mr. Laramie stated that Title 45 of RI General Law states that a purchasing agent needs to be appointed for the committee. Mr. Steve Winsor had previously been appointed however given his resignation a new purchasing agent needs to be appointed. Mr. Fogarty moved and Mrs. Hunter seconded to appoint Ms. Janice Bergeron as purchasing agent for the Foster/Glocester Regional Building Committee. So voted, 6-0.

Mr. Fogarty moved and Mr. Jacques seconded that the committee send a letter of thanks to Mr. Steve Winsor for his services to this committee. So voted, 6-0.

6. U.S. Department of Energy

Mr. Laramie reported that the U.S. Department of Energy through their consultants Booz Allen Hamilton has asked to use the Ponaganset building project as a national case study. The study would be on two tracts with the first being the financing options that were used in order to finance an energy smart school and the second being to do a robust case study looking at individual conservation measures that the district is implementing in achieving energy savings. Mr. Laramie distributed their brochure on an EnergySmart Program and a previous case study they had done.

Mr. Laramie reported that he, Mr. Abt and Mr. Fogarty had a conference call with the people in Washington who were excited about the project and the fact that Foster/Glocester has managed to do something that no one else in the nation has done and that is to de-link the cost of individual conservation measures from the overall ESCO

company fees. Mr. Laramie credited the building committee for recommending ConEdison Solutions to the School Committee and the School Committee for moving ahead with ConEdison Solutions. He also credited Aharonian and Associates, H.V. Collins and Con Edison Solutions for their work on this. Mr. Laramie reported that this distinction is very exciting for the school and a letter of invitation will be coming from the Department of Energy shortly. Mr. Fogarty reported that this is something that the committee should publicize and it is a compliment to everyone who has worked on this. Mr. Fogarty noted that the Booz Allen report will be objective and detailed and will open up opportunities to do exciting solar technologies and other such projects.

Mrs. Capobianco reported that in addition to the national recognition, on the state level she is aware that other towns are looking at the Ponaganset project for guidance on their own projects.

Mr. Laramie reported that the consensus of the building committee and the approval of the school committee would be needed to move forward with this. Mrs. Capobianco moved and Mrs. Hunter seconded to support the cooperation with Energy Smart Schools. So voted, 6-0.

7. Middle School Report

Mr. Mark Humphrys provided the committee with an update report on the middle school including information on the punch list, window treatment package, interior signage package, FF&E, landscaping package, well design and construction. The full report is attached as reference 2.

Mr. Grzyb reported that by the end of next week both the air and water balancing will be complete.

A discussion was held regarding the entrance to the building for gymnasium events. There are concerns regarding the distance and possible icy conditions from the parking lot to the back entranceway especially for elderly or handicapped people. After some discussion it was agreed that another entrance will be made available as needed. Mr. McGovern will work to resolve the issues as they arise.

Regarding the landscaping, Mr. Laramie reminded the committee that the Middle School received an Orchard grant which included the consulting services of Mr. Kurt Van Dexter. Mr. Van Dexter has been working with the school and discussing outdoor classrooms. Mr. Laramie noted that the committee will pay for a small portion of the work to be completed but then the remainder of the work will be part of the comprehensive master plan. There was a question regarding the water source for the plantings to which Mr. Laramie responded that they are looking into seeing if the extra tank can be used as irrigation for the plants.

Regarding the well, Mr. Fogarty and Mr. Laramie advised Mr. Humphrys to get a letter or some formal assurance from the DOH that they will give an extension of their deadline as their delay in determining the tank size is delaying the finalization of the well.

Mr. Grzyb reported that he spoke with Mr. Larry Desormier regarding the building permit for the biomass building and that Mr. Desormier advised Mr. Grzyb that he needs a few more days to review the documents. Mr. Desormier feels that the permit could be ready next week.

Regarding the punch list, Mr. Grzyb reported that there are a few items to complete on the list some of which will remain open to be completed over the Christmas break (such as painting and refinishing the gymnasium floor).

Mr. Humphrys reported that there are a few electrical items which will be done on Thursday.

Mr. Humphrys reported that the school staff has some safety concerns with lockdown issues so new locks will be put on some interior doors.

Mr. Humphrys reported there is a smell coming out of the lobby. Air quality tests and peppermint tests have come back fine. A smoke test will be done on Thursday.

Mr. Laramie asked about the progress on the air conditioner for Room 230. Mr. Grzyb reported that the unit will be here in a few days and will be installed as soon as possible.

Mr. Grzyb reported that the timber rails will be started next Tuesday and the bio-clear fencing is in progress.

Mr. Humphrys reported that the staff is asking for more lighting at the front plaza. Mr. Humphrys will be looking into this. Mr. Laramie reported that the lights have been ordered for the back plaza.

Mr. Grzyb reported that the window film in the gym has been installed but they only did the East and West sides. Mr. Jacques will check with the physical education teacher to see if the film is okay.

Mrs. Hunter asked for an update on the audio equipment for the auditoria. Mr. McGovern reported that he received some bids but the school needs to figure out what they want for equipment. Mr. Grzyb reported that he has received pricing from two subs for the acoustical/sound absorption materials. The acoustical material should be in place before ordering the equipment.

Mr. Jacques asked about the status of the locks for the caps for the receptacles for the volleyball court. Mr. Grzyb reported that they are in and will be installed this week. Mr. Jacques advised Mr. Grzyb to coordinate the gym floor work with the administration as the gym is often used over Christmas vacation.

Mr. Jacques reminded the committee that last month Mr. Humphrys was asked to look into pricing for a shot clock. Mr. Jacques reported that he received pricing from two companies, Datroinics with a cost of \$4,800 and Nevco with a cost of \$3,068 which included everything except for the final electrical hook up. Mr. Jacques moved and Mr. Fogarty seconded that the committee approve the bid not to exceed \$3,068 for the installation of basketball shot clocks from Nevco Scoreboard Company of Greenville, Illinois. So voted, 6-0.

Mr. Humphrys reported that they are working on changing the angle of the loading dock and they have a sketch out for the trash compactor area however, Mr. Grzyb reported that they will hold off on the compactor area until the biomass building is done.

Mr. Fogarty questioned the erosion area near the soccer field and asked when they will get a final cut, raking and removal of the hay bales and gates. Mr. Grzyb reported that the gates should have been taken away today, the grass cutting was done last week but he will call the landscaper for another cut. Regarding the hay bales, Mr. Grzyb reported that Cardi owns that and they are supposed to leave them up until the lawn is done. Regarding the erosion, Mr. Grzyb is waiting for feedback from Crossman engineers to see if the design needs to change or if the landscaping needs to be changed. Mr. Fogarty expressed his frustration that the area still looks like a construction site. Mr. Laramie tasked Mr. Grzyb with getting the erosion area done.

8. High School Project Update

Mr. Alix reported that they went before the planning board to discuss the project. Mr. Alix felt that overall the board was impressed with the project and liked the layout of the interior spaces. The board had some concerns with lighting, parking, traffic, access to the fields behind the school and the flow of people through the connector. The planning board recommended to the building department to approve the plans with the above mentioned items to be looked at and finalized. Mr. Alix reported that the planning board wants to know and understand the plan and be updated on the project.

Mr. Alix reported that a new batch of approval letters will be going out tonight.

Mr. Alix informed the committee that we still do not have a building permit, the delay appears to be the approval from the fire code review. Mr. Aharonian reported that he contacted EDS to see where they stand on the fire code review and they said they will be submitting their review to the fire department tomorrow.

Mr. Grzyb reported that there is a few more days of prep work that can be done without the permit but the permit will be needed soon as to not delay the project. The committee and consultants discussed obtaining a full permit versus just a demolition and foundation permit. Mr. Laramie directed Mr. Grzyb to speak to Mr. Desormier about obtaining a foundation permit only, not a full permit.

Mr. Alix reported that there will be information sessions at the high school tomorrow morning (November 14th) and an evening session from 5-8PM. The evening session will be an open house where floor plans and drawings will be available and people will be encouraged to ask questions.

Mr. Humphrys provided the committee with an update report on the high school including information on the IT Design, FF&E and Signage. The full report is attached as reference 3.

Dr. Cirillo questioned the committee on the status of the space for the administration. After some discussion, Mr. Laramie stated that the committee has come up with a plan to include the administration in the high school building and have a dollar amount of \$250K associated with it. Someone now needs to come up with the money to fund this project. The co-chairs of the school committee and Dr. Cirillo will make requests for the funding starting with the two Town Councils then the Regional School Committee.

9. Approval of Minutes

Mrs. Hunter moved and Mr. Ducharme seconded that the minutes of the October 9, 2007 regular meeting, open and executive session be accepted as presented. So voted, 5-0-1 with Mr. Jacques abstaining.

Mrs. Hunter moved and Mr. Ducharme seconded that the minutes of the October 30, 2007 special meeting, open and executive session be accepted as presented. So voted, 6-0.

10. Adjournment

Mrs. Hunter moved and Mr. Fogarty seconded that the meeting be adjourned at 9:25 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, December 11, 2007

Reference 1

TOWN OF GLOCESTER

OFFICE OF TOWN COUNCIL
1145 Putnam Pike, P.O. Box B
Chepachet, Rhode Island 02814-0702
Town Hall: (401) 568-6206 - Fax (401) 568-5850
TTY (Relay RI) 1-800-745-5555

CERTIFIED MAIL

DATE: November 1, 2007

TO: Gregory Laramie

FROM: Gloucester Town Council

RE: Foster/Glocester Building Commission



Mr. Laramie:

Please be advised at the Town Council meeting of November 1, 2007, per an agenda item specific to the membership of the Building Committee, a vote was taken and passed on a motion to vacate your membership from the Committee, effective immediately.

cc: Foster Town Council

BUILDING COMMITTEE UPDATE

REPORT DATE: 11/13/07

PONAGANSET MIDDLE SCHOOL

Glocester, RI

Aharonian Job No. 0551.01

- **Punch List**

The Punch List re-inspection work is nearly complete (Only the Gym wing remains to be checked).

- **Window Treatment Package**

The Mock-ups have been reviewed & approved by the Architect and the school Principal. The vendor has submitted the order and installation should begin in approximately 3 weeks.

- **Interior Signage Package**

The signage installation is complete.

- **FF & E**

Only misc. items remain to be delivered (e.g. table in Staff Rm, lateral files for Reception).

- **Landscaping Package**

AA met w/ Jan Ragno & Kurt Van Dexter, LA last week. Kurt is in the process of preparing a Landscape Master Plan.

- **Well Design**

The revised Water System Design is nearly complete. Maguire is working w/ DOH (Doris Aschman) on finalizing the tank size based on actual water usage at the Middle School and historical water usage data from the old school. If acceptable to DOH, this will reduce the tank size from 23,000 gal down to 8,000 gal.

- **Construction**

The construction of the Biomass Building is scheduled to begin mid November. HVC is waiting for the Building Permit to be issued.

End of Report

BUILDING COMMITTEE UPDATE

REPORT DATE: 11/13/07

PONAGANSET HIGH SCHOOL

Glocester, RI

Aharonian Job No. 0551.02

ITEM 1. IT Design

Steve Bracewell of Advanced Networking has provided us with a Technology Proposal which has been forwarded to the IT sub committee and will be reviewed at the IT meeting on Wednesday November 14th at 12:00.

ITEM 2. FF&E

The existing furniture survey has been completed at the North Building. All furniture has been catalogued and labeled. We are submitting a copy of the existing furniture catalogue to the committee.

The South Building Furniture Survey will begin during the Christmas Holiday break.

ITEM 3. Signage

Signage plans have been assembled. We are currently working with the principal to set up a meeting and review the numbering and then produce the bid documents.

End of Report